



## Acquisition of Construction Services through Exchange of the Cotton Annex and GSA Regional Office Building Parcels in Southwest Washington, D.C.

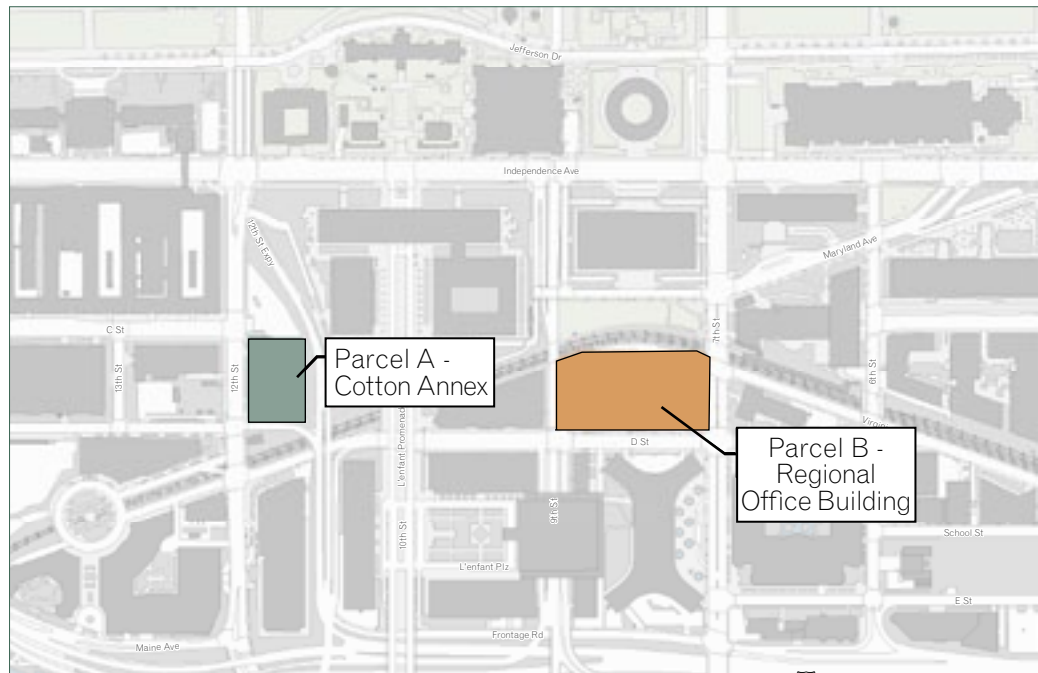
### What is GSA Proposing?

GSA proposes to acquire construction and related services to complete repair and alterations at GSA Headquarters building at 1800 F Street, NW, and for adaptive use of up to three historic buildings within the Department of Homeland Security (DHS) Headquarters Campus located at the St. Elizabeths West Campus in Southeast Washington, D.C.

The acquisition of construction and related services would occur through an exchange of two parcels in Southwest D.C.:

- Cotton Annex Building and site at 300 12th Street, SW (Parcel A)
- GSA's Regional Office Building (ROB) and site at 301 7th Street, SW (Parcel B)

This project would allow GSA to leverage the value of its assets and create the opportunity for private redevelopment of the Parcels A and B.



Map of the exchange parcels

### How is GSA complying with NEPA and NHPA?

GSA is preparing an environmental assessment (EA) to evaluate impacts of the project on the human environment, in compliance with the National Environmental Policy Act (NEPA).

In addition, Section 106 of the National Historic Preservation Act requires the Federal government to consider the effects of its actions on historic properties and to avoid, minimize, or mitigate identified effects.

GSA is consulting on the Cotton Annex, which is eligible for listing in the National Register of Historic Places.

The Secretary of Interior determined that the ROB is not eligible for listing in the National Register.

GSA has concluded Section 106 review of the 1800 F Modernization and will consult further on the rehabilitation of up to three historic buildings on St. Elizabeths West Campus under the terms of the 2008 Programmatic Agreement. GSA has completed the NEPA process for the 1800 F and St. Elizabeths West Campus projects. Please visit: [www.gsa.gov/carobexchange](http://www.gsa.gov/carobexchange), for links to NEPA and 106 documents for the 1800 F and St. Elizabeths projects.

What is the Purpose of and Need for the Proposed Action?

The **purpose** of the proposed action is to leverage the value of real property assets to:

- provide more efficient, sustainable facilities that will better enable Federal agencies to achieve their missions
- support the Presidential Memorandum Disposing of Unneeded Federal Real Estate, 75 Federal Register 33987 (June 16, 2010)
- provide enhanced facilities and related services in the form of exchange consideration to GSA

The proposed action is **needed** to:

- support Federal space consolidation efforts for GSA's headquarters/regional consolidation and DHS's headquarters consolidation in Washington, D.C.
- reduce expenses related to maintenance of underperforming Federal property
- improve the use of existing Federal facilities, thereby delivering value and cost savings to the American taxpayer

How Does the Project Relate to the Federal Triangle South Initiative?

In 2012, GSA began planning efforts for assets in Southwest Washington, D.C. with a Request For Information (RFI) for the redevelopment of an area referred to as "Federal Triangle South" (FTS). The purpose of the RFI was to solicit innovative ideas from the development community.

GSA used the information provided in responses to the RFI and determined that an immediately viable project is to leverage the value of Parcels A and B. As the Cotton Annex Building is currently vacant and the space needs for GSA and DHS programs in the ROB are known, these two parcels are the most readily available for redevelopment.



The GSA Regional Office Building



12th Street facade of Cotton Annex

What Will be Analyzed in this Environmental Assessment?

What Resources Will be Analyzed?

GSA will analyze impacts from a reasonably foreseeable development scenario. The preliminary list of resources includes:

- Transportation
- Historic and Cultural Resources
- Land use, zoning, and consistency with applicable plans and policies
- Natural Resources
- Visual Resources
- Noise
- Hazardous Materials and

What Alternatives Will be Analyzed in the EA?

GSA will be analyzing an **action** and a **no-action** alternative in the EA. A no action alternative is analyzed to provide a baseline for comparison of impacts from the action alternative.

1 Action Alternative:

GSA would acquire construction and related services in Exchange for the Cotton Annex and GSA ROB Parcels.

2 No-Action Alternative:

The Cotton Annex and ROB would remain in Federal ownership, and an exchange would not take place. GSA would need to acquire other funding sources for the 1800 F and St. Elizabeths Administration Building projects.

What is a Reasonably Foreseeable Development Scenario (RFDS)?

A RFDS is basically a "what-if" development scenario for future private redevelopment. It is GSA's estimate of what could be reasonably developed by a private developer on the parcels in the foreseeable future.

GSA is basing the RFDS on the by-right development that would be allowed under the proposed D-8-B-1 zoning currently under consideration by D.C. Zoning Commission. D-8-B-1 encourages mix of uses (residential, office, retail, entertainment and cultural). Other assumptions that are being used in refining the RFDS include historic considerations for the Cotton Annex building and existing easements for WMATA Metrorail tunnels, among other considerations.

GSA is estimating a completion date of 2020 for the redevelopment, which will be used in the transportation study to predict potential future transportation impacts. However, the redevelopment timeline would ultimately be determined by the private developer for the two parcels.

Why is GSA evaluating an RFDS in the EA ?

The RFDS provides a tool for GSA to use in the analysis of potential indirect impacts that may occur from the proposed action. Indirect impacts are defined by NEPA regulations as impacts that are *"caused by the action and are later in time... but are still reasonably foreseeable"* (40 C.F.R. §1508.8).

Indirect impacts include the environmental impacts that may occur from changes in land use or population density that may occur as a result of the proposed action.

Evaluation of the impacts for a reasonably foreseeable development scenario of the two parcels is not intended to indicate that GSA would restrict or dictate future use of the parcels should they leave federal ownership.

The exchange agreement would not include the control of any reuse of these properties other than provide potential deed restrictions as are authorized by statute for the protection of human health, the environment, and historic resources.

How Does the Exchange Process Work?

1 Request for Qualifications (RFQ)

- GSA Issued an RFQ on April 7, 2014 seeking qualifications from entities that are interested in providing construction and related services at 1800 F and up to three administrative buildings at St. Elizabeths West Campus.
- GSA evaluates responses to RFQ and identifies short list.

2 Request for Proposals (RFP)

- GSA issues RFP for construction and related services to short-list identified in Step 1.
- GSA reviews proposals and selects preferred exchange partner.

3 Exchange Agreement

- GSA negotiates and executes exchange agreement with the exchange partner.
- Prior to execution of an agreement, GSA completes the required NEPA and 106 processes for the exchange parcels.

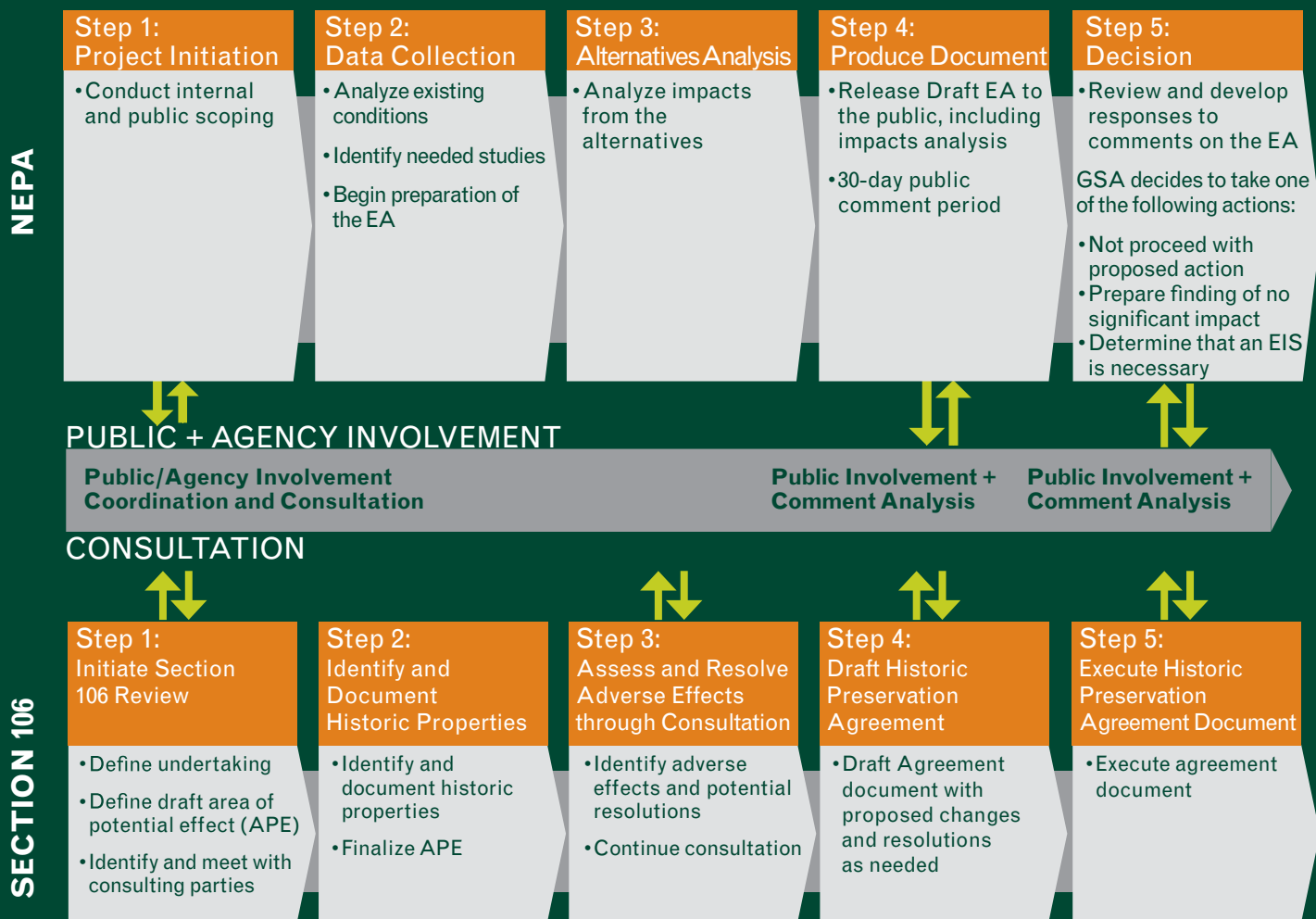
4 Construction

- Exchange partner completes the services required under the exchange agreement.

5 Conveyance

- Upon acceptance of the services provided GSA would convey rights, title, and interests to the exchange partner.
- The exchange for construction services would remove parcels from Federal ownership.

## What are the processes for complying with NEPA and Section 106 of the NHPA?



## How Can the Public Participate in Scoping and Follow this Project?

Public involvement is a cornerstone of both NEPA and Section 106, and the public will be provided several opportunities to comment throughout these processes. Currently, GSA is accepting comments on the “scope” of the EA. Scoping is an early and open process that is used to determine the scope of the issues to be analyzed in the EA. The public will be invited to participate again at Step 4 and as appropriate at Step 5. Your feedback and comments at these important points in the process are greatly appreciated.

Please visit our website: [www.gsa.gov/carobexchange](http://www.gsa.gov/carobexchange) to register to receive notifications about updates and upcoming public engagement opportunities.

You can follow this project at [www.gsa.gov/carobexchange](http://www.gsa.gov/carobexchange) and on Twitter at: [#usgsa](https://twitter.com/usgsa) [#CottRob](https://twitter.com/CottRob) [#FedTriSo](https://twitter.com/FedTriSo)

Comments may be emailed or mailed. Comments must be submitted or postmarked by May 14, 2014.

Please email comments to:  
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Please send written comments to:

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